

July 27, 1967

MEMORANDUM

TO: Boston Redevelopment Authority
FROM: Edward J. Logue, Development Administrator
SUBJECT: BOARD OF APPEAL REFERRALS

Re: Petition No. Z-865
Joseph McAlarney
72 Charles Street, Hyde Park

Petitioner seeks side and rear yard variances to erect a one-story addition to a dwelling in a Residential (R-.5) district. This 10' x 10' expansion will be used mainly as a play area for children. The residence is situated at the top of a steep incline and the unusual contour of the lot prevents compliance with the code. Approval is recommended.

VOTED: That in connection with Petition No. Z-865, brought by Joseph McAlarney, 72 Charles St., Hyde Park, for two yard variances to erect a one-story addition to a dwelling in a Residential (R-.5) district, the Boston Redevelopment Authority has no objection to the granting of the variances. A genuine need appears to exist for this expansion. The contour of the lot prevents further compliance with the code.

Re: Petition No. Z-866
First Realty Syndicate of Mass.
34 Rushmore Street, Brighton

Petitioner seeks a forbidden use and four dimensional variances to convert an unfinished non-occupied four-family dwelling to two families in a Single Family (S-.5) district. The foundation and framing for two stories were completed under a permit issued in December 1964 and subsequently revoked by the Building Commissioner. The Board of Appeal denied a petition in September 1966 to complete construction as a four-family. The petitioner now proposes to remove the second story and finish as a duplex ranch house. The site is situated on the edge of a steep incline in the rear of three single family homes. The proposed dwelling encroaches the rear yards of these homes. Recommend disapproval.

VOTED: That in connection with Petition No. Z-866, brought by First Realty Syndicate of Mass., 34 Rushmore Street, Brighton, for a forbidden use and four variances to convert an unfinished non-occupied four-family dwelling to two families in a single family district, the Boston Redevelopment Authority is opposed to the granting of the petition. The proposed dwelling encroaches the rear yards of three single family homes located on Michael Road.

Re: Petitions Nos. Z-867-Z-874
Boston Undine Realty Trust
18-46 Undine Road & 7-23 Caltha Road
Brighton

Petitioner seeks a forbidden use and several dimensional variances to erect eight two-family dwellings in a Single Family (S-.5) district. The site is surrounded by St. John's Seminary and the Commonwealth Country Club. The area is predominantly single family residences, although several two-families were constructed prior to the new code. The proposal is inconsistent with the character of this single family district. Each lot has an area deficiency of over 2000 square feet. Denial is recommended.

VOTED: That in connection with Petitions Nos. Z-867-Z-874, brought by Boston Undine Realty Trust, for a forbidden use and several dimensional variances to erect eight two-family dwellings in a single family (S-.5) district, the Boston Redevelopment Authority is opposed to the granting of the petitions. The proposal is inconsistent with the character of this single family district. Each lot has an area deficiency of over 2000 square feet.

Re: Petition No. Z-875
Cities Service Oil Company
216-218 Warren Street, Roxbury

Petitioner seeks an extension of a non-conforming use and rear yard variance to erect an inspection bay to an existing service station in an Apartment (H-1) district. The yard violation is minimal. The proposed bay will be beneficial to the residents of the surrounding area. Recommend approval.

VOTED: That in connection with Petition No. Z-875, brought by Cities Service Oil Company, 216-218 Warren Street, Roxbury, for an extension of a non-conforming use and rear yard variance to erect an inspection bay to an existing service station in an Apartment district, the Boston Redevelopment Authority has no objection to the granting of the petition. The extension will be beneficial to the residents of the surrounding area.

Re: Petitions Nos. Z-876-Z-877
Richard R. Ravech
14 & 15 Rupert Street, Dorchester

Petitioner seeks a forbidden use and two yard variances to use premises for parking and storage of abandoned vehicles in an Apartment (H-1) district. The site is in the Mt. Bowdoin district of Dorchester near Washington Street. The lots are situated in the rear of three-story residential row structures on Norwell Street. The proposal is incompatible with this residential neighborhood. The Authority recommended denial of a similar petition in January 1966 and the Board of Appeal concurred. Disapproval is again recommended.

VOTED: That in connection with Petitions Nos. Z-876-Z-877, brought by Richard R. Ravech, 14 & 15 Rupert Street, Dorchester, for a forbidden use and two yard variances to use premises for parking and storage of abandoned vehicles in an Apartment (H-1) district, the Boston Redevelopment Authority is opposed to the granting of the petitions. The site is surrounded by residential structures which have been in existence for over 30 years. The proposal is incompatible with this residential neighborhood.

Re: Petition No. Z-878
Michael Manning
125 Cushing Avenue, Dorchester

Petitioner seeks a variance of lot area per additional dwelling unit less than required to legalize occupancy of a one-family dwelling to three families in a General Residence (R-.8) district. The violation is minimal. Several three family dwellings exist in the immediate area. The neighborhood will not be adversely affected by the proposal. Approval is recommended.

Re: Petition No. Z-880
Thomas J. Fitzgerald Post 561, Inc. VFW
715 East Fourth St., South Boston

Petitioner seeks four variances to erect a two story and basement building for a private club in an apartment (H-1) District. The Post now occupies a building at the site situated between K and L Streets. Transportation Department reports unfavorably. No off street parking will be provided, although 39 spaces are required. Increased traffic could hinder the Fire Department Engine and Ladder Company located at corner of East Fourth and K Streets. Recommend denial.

VOTED: That in connection with Petition No. Z-880, brought by Thomas J. Fitzgerald Post 561, Inc., V.F.W., for four variances to erect a two story and basement building for a private club in an Apartment (H-1) District, the Boston Redevelopment Authority is opposed to the granting of the petition. No provisions are made for the required 39 off street parking spaces. The resultant increase in traffic will be an impediment to the safety of the neighborhood's residents.

Re: Petition No. Z-881
Milton B. Popkin
431 Marlborough St., Boston

Petitioner seeks a conditional use and insufficient off street parking variance to change occupancy from a single family to a 19 room lodging house in an Apartment (H-5) District. The Back Bay staff and Transportation Department are opposed. It is the objective of the Back Bay Plan to encourage permanent residents in standard apartments. Lack of sufficient parking creates further problems in an area already suffering from inadequate parking spaces. Recommend denial.

VOTED: That in connection with Petition No. Z-881, brought by Milton B. Popkin, 431 Marlborough St., Boston, for a conditional use and insufficient off street parking variance to change occupancy from a single family to a 19 room lodging house in an Apartment (H-5) District, the Boston Redevelopment Authority is opposed to the granting of the variances. The proposal does not conform with the Back Bay Plan to encourage permanent residents. Lack of sufficient parking creates further problems in this highly congested district.

Re: Petitions Nos. Z-882 & 883
Frank L. Perry
195 Dana Avenue & 14 Newacre Road,
Hyde Park

Petitioner seeks several dimensional variances to subdivide a lot and erect a one family dwelling in a single family (S-.3) District. Two substandard lots would be created, each with a deficiency of more than 4000 square feet of required lot area. Floor area is excessive in both cases, and the new dwelling on Newacre Road would violate lot width and frontage. Disapproval is recommended.

VOTED: That in connection with Petitions Nos. Z-882 & 883, brought by Frank L. Perry, 195 Dana Avenue and 14 Newacre Road, Hyde Park, for several dimensional variances to subdivide a lot and erect a one family dwelling in a Single Family (S-.3) District, the Boston Redevelopment Authority is opposed to the granting of the variances. The subdivision would create two substandard lots, each with a deficiency of more than 4000 square feet of required lot area.

Re: Petition No. Z-884
Thelma K. McKenna
21 West Cedar St., Boston

Petitioner seeks two variances to change occupancy from a one family to four apartments and erect a one story addition in an Apartment (H-2-65) District. Floor area ratio is excessive and off street parking is not provided. Transportation Department reports unfavorably. The parking situation on Beacon Hill is already acute and the traffic problem would be increased by the change. Denial is recommended.

VOTED: That in connection with Petition No. Z-884, brought by Thelma K. McKenna, 21 West Cedar Street, Boston, for two variances to change occupancy from a one family to four apartments and erect a one story addition in an Apartment (H-2-65) District, the Boston Redevelopment Authority is opposed to the granting of the variances. The acute traffic problem on Beacon Hill will be increased further if this proposal is allowed.

Re: Petition No. Z-885
Robert B. & Kathleen M. Clarke
150 Stimson St., West Roxbury

Petitioner seeks front and side yard variances to erect a one story addition to a dwelling in a Single Family (S-.5) District. The extension will provide a combination dining area and family room. The front yard deficiency is similar to that of the existing residence and the side yard deficiency is minimal. The addition will not adversely affect the abutters. Approval is recommended.

VOTED: That in connection with Petition No. Z-885, brought by Robert B. & Kathleen M. Clarke, 150 Stimson Street, West Roxbury, for two yard variances to erect a one story addition to a dwelling in a Single Family District, the Boston Redevelopment Authority has no objection to the granting of the variances. The extension will not adversely affect the neighborhood. The present front yard will not be changed.

Re: Petition No. Z-886
Thomas E. Riley
291-293 Highland St., Roxbury

Petitioner seeks an extension of a non conforming use and rear yard variance to erect a one story addition to a plumbing company in an Apartment (H-1) District. An existing concrete storage platform will be enclosed for pipe fabrication and storage of electric welding machines. The yard variance is minimal. Approval is recommended.

VOTED: That in connection with Petition No. Z-886, brought by Thomas E. Riley, 291-293 Highland Street, Roxbury, for an extension of a non-conforming use and rear yard variance to erect a one story addition in an apartment district, the Boston Redevelopment Authority has no objection to the granting of the petition. This is a reasonable use which will not have any adverse affect on the area.

Re: Petition No. Z-887
John Svec
7 Hopkins Place, Hyde Park

Petitioner seeks a front yard variance to legalize, enlarge, and enclose an existing front porch in a Residential (R-.5) District. Apparently the porch was constructed illegally. The petitioner states he was unaware of this at time of purchase. He is now in the process of selling the property. The proposal will not have any adverse affects. Approval is recommended.

VOTED: That in connection with Petition No. Z-887, brought by John Svec, 7 Hopkins Place, Hyde Park, for front yard variance to legalize, enlarge and enclose existing front porch in a residential district, the Boston Redevelopment Authority has no objection to the granting of the variance. The proposal will not have any adverse affect on the surrounding area.

